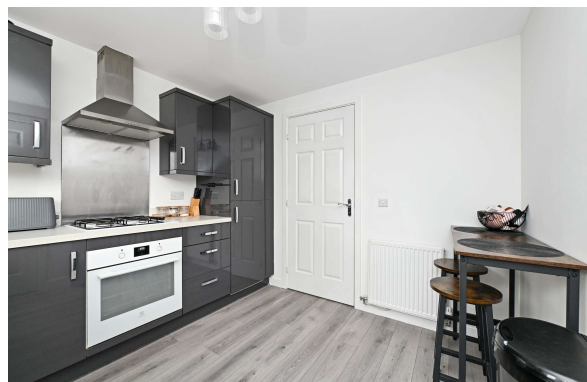
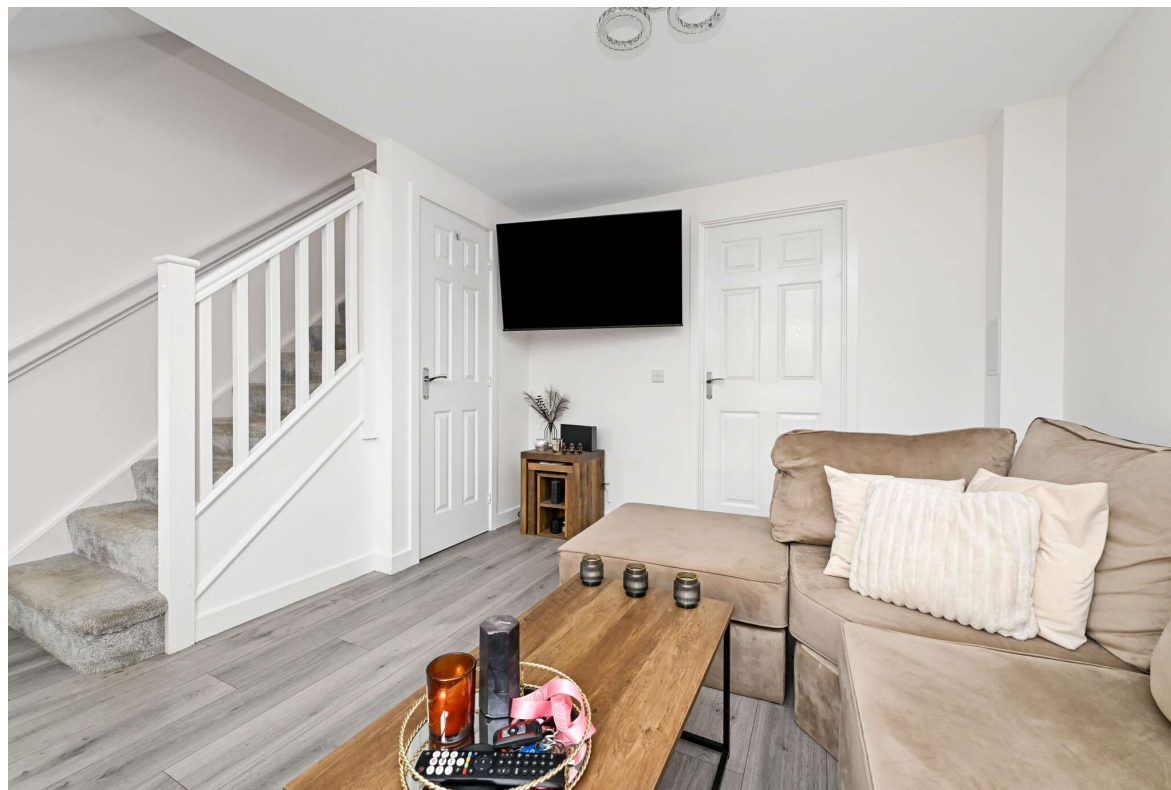




2 Peastonhall Drive
GOREBRIDGE | EH23 4RR


warners
solicitors & estate agents



2 Peastonhall Drive

GOREBRIDGE | EH23 4RR

A stunning, modern mid-terraced home set within a sought-after development in the popular Midlothian town of Gorebridge, this immaculately presented two-bedroom property offers stylish, contemporary accommodation arranged over two levels and represents an excellent opportunity for the discerning purchaser.

Designed with both comfort and functionality in mind, the property is finished to a high standard throughout and is presented in true move-in condition. The ground floor comprises a welcoming entrance hallway, a bright and generously proportioned living room, a contemporary kitchen/diner and a useful ground floor cloakroom/WC, with additional utility space.

The first floor provides two well-proportioned double bedrooms, both benefiting from built-in wardrobes, together with a stylish family bathroom featuring a modern three-piece suite.

Externally, the property enjoys private front and rear gardens, providing attractive outdoor space for relaxation and entertaining, while allocated residents' parking adds further convenience. Situated within a peaceful, family-friendly development, the home is ideally placed for access to Gorebridge local amenities, transport links and surrounding countryside.

Overall, this is an impressive modern home offering spacious, well-planned accommodation, excellent presentation and a genuine turn-key purchasing opportunity.

- Immaculately presented throughout – true move-in condition
- Modern mid-terraced home within a sought-after development
- Bright and spacious living room
- Contemporary kitchen/diner with utility space
- Two generous double bedrooms with built-in wardrobes
- Private gardens and allocated residents' parking

Energy Rating C, Council Tax Band D

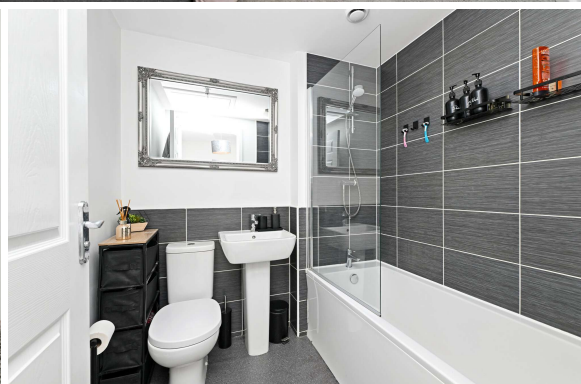
Factor fees are not currently required to be paid and costs are unknown however these will apply once the estate has been finished.

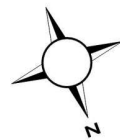
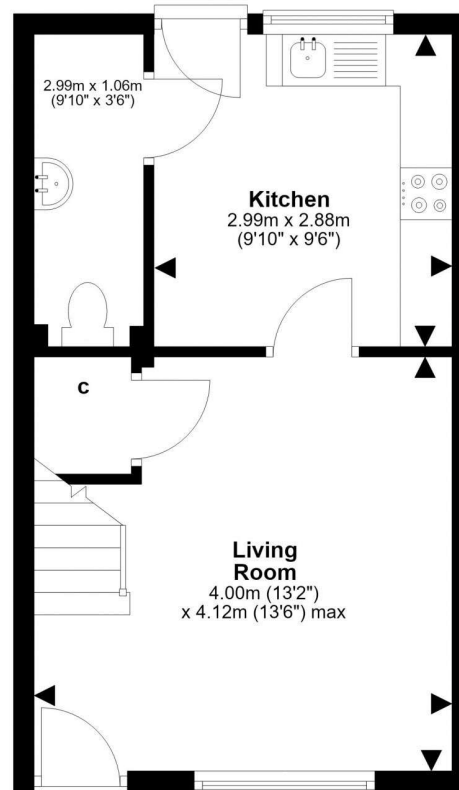
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



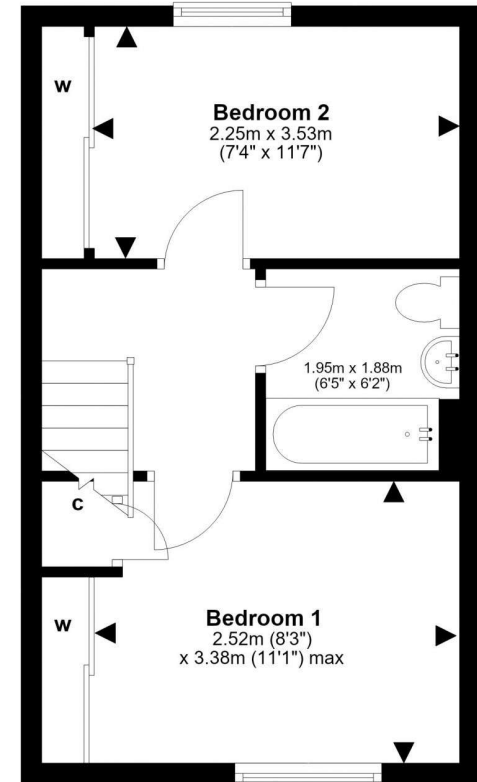
All fixtures, fittings, curtains, blinds, integrated appliances and the washing machine are included in the sale while other furniture may be available through separate negotiation.

The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.